

CDS Planning Local Review Body

From: Adarsh Shah [REDACTED]
Sent: 20 May 2024 20:34
To: CDS Planning Local Review Body
Subject: Re: LRB-2024-25
Attachments: IMG_2318.jpg; IMG_2319.jpg

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Dear Sir/Madam

RE: Planning application ref 23/02142/FLL – OBJECTION

We are the owners and residents at The Ochil, the property immediately adjacent to Chapter House – the proposed site of the 2-unit holiday accommodation. We detail below our concerns with the proposed development.

Obstruction of view to the North

The Ochil enjoys an unobstructed view to the North (see attached images - one from the ground floor, and one from the first floor bedroom). The north-facing side of our property includes the kitchen on the ground floor and two bedrooms on the first floor. The kitchen and the bedrooms are regularly in use. The proposed development would be sited on ground that is already elevated by approximately 1m. The development itself would tower over the applicant's own residence, Chapter House. With a 3m internal elevation to the holiday units, I am concerned the proposed development completely obstructs the view from our kitchen windows and patio. The far-reaching views of the fields from the first-floor bedrooms would also be impacted.

Noise from holiday makers and traffic

The Ochil shares a boundary with Chapter House to the North, which is also the path into Chapter House and the proposed holiday accommodation. At its closest point, the path is within 5m of our house, while the proposed holiday accommodation is within 20m of our house. With no other access into the holiday accommodation, we are concerned about the noise from holiday makers and car traffic. The proximity of the path and the development impinges on the privacy and serenity of the outdoor recreational patio we have created.

Furthermore, Adarsh Shah's work involves shift work, with night shifts working every 6 weeks. The proposed development and its proximity to the nearest bedroom could significantly disrupt daytime sleep resulting from noise arising from human and vehicle traffic.

Infrastructure

Road

The proposed holiday accommodation is set within the Newbigging hamlet – a rural, private development of 9 homes. The road leading up to the residences is privately managed. With the increased volume of traffic directly resulting from this proposed development, it raises questions about the responsibility of maintaining the private road and the cost-sharing associated with any future maintenance and repair work. Prior agreement from all parties within Newbigging is required to avoid future disputes.

Household waste and recycling

The current provisions of two large green bins, two blue lidded bins and two grey lidded bins only just caters to the needs of the existing 9 houses. The addition of holiday accommodation will necessitate additional capacity for waste and recycling. Given the commercial nature of the proposed development, there needs to be clarity as to how the waste and recycling will be disposed of by the lettings management. This should not come as an inconvenience or additional cost to the existing residents.

Water

Newbigging is supplied by a 32mm diameter pipe coming off the main supply at the top of the road. Water pressures within our house tend to drop during peak hours e.g., in the mornings. The addition of two holiday units will only stress the existing water infrastructure further, at the detriment of the residents.

Security

At the moment, The Ochil and its' neighbours enjoy the privacy afforded by the rural location. Movement of people in and out of the area is predictable and limited to residents, family and friends, and service personnel. Children in this hamlet enjoy the freedom to play without having to worry about traffic.

The proposed holiday development jeopardises the current situation. Our house, The Ochil, would be in direct view of holiday makers. Although we have grown a hedge to mitigate this, the hedge does not solve the problem.

Furthermore, the acceptance of this proposed development sets a precedent for the area. With abundant land in proximity to Newbigging, increase in holiday accommodation within the area jeopardises urbanisation. House values will drop and the current infrastructure (road, public transport, fibre broadband, water pressures) will not support these ventures.

For the reasons outlined above, we believe an objection is in the best interests for neighbouring residents, the community, and ourselves.

Yours sincerely,

Shivali & Adarsh Shah

